



Town of Kensington Development Review Board



10509 Summit Avenue
The Flats at Knowles Stations
Courtesy of Woodside Development
August 24, 2020 7pm



ELEVATION SOUTH.
1/8" = 1'-0"



ELEVATION WEST.
1/8" = 1'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	BRICK DARK
2	BRICK LIGHT
4	HARDIE PANELS
5	COMPOSITE METAL
6	METAL COPING
7	PELLA CURTAIN WALL SYSTEM
8	PELLA STOREFRONT SYSTEM
9	PELLA ALUM-GLASS GARAGE DOOR
10	ALUMINUM RAILING
11	JULITTE BALCONY (OPTIONAL)
12	STONE VENEER

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9201 Corporate Blvd., Suite 150
Rockville, Maryland, 20850
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THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
10509 SUMMIT AVENUE, KINSINGTON, MD 20895
7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
ELEVATIONS

Professional Certification.
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland License No. _____ Expiration Date: _____

Revisions	

ISSUED:
BLANK
08/18/2020

DRAWN: GY
CHECKED: GY

DVA JOB NO. SCALE
BLANK 1/8" = 1'-0"

DRAWING

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ (including Approval Conditions, Developer Program, and Certified Site Plan).

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRADY
Company: General Partner

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

ELEVATIONS ARE ILLUSTRATIVE

NOT FOR CONSTRUCTION

A004



ELEVATION EAST
1/8" = 1'-0"



ELEVATION NORTH
1/8" = 1'-0"

MATERIAL LEGEND	
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DVA ARCHITECTS
www.dva-arch.com

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
WOODSIDE TERRACE, CHEVY CHASE, MD 20815

Professional Certification.
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License No. _____
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ISSUED: BLANK
08/18/2020

DRAWN: _____ CHECKED: _____
Author: _____ Checker: _____
DVA JOB NO. _____ SCALE _____
BLANK: 1/8" = 1'-0"
DRAWING

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Center Site Plan.

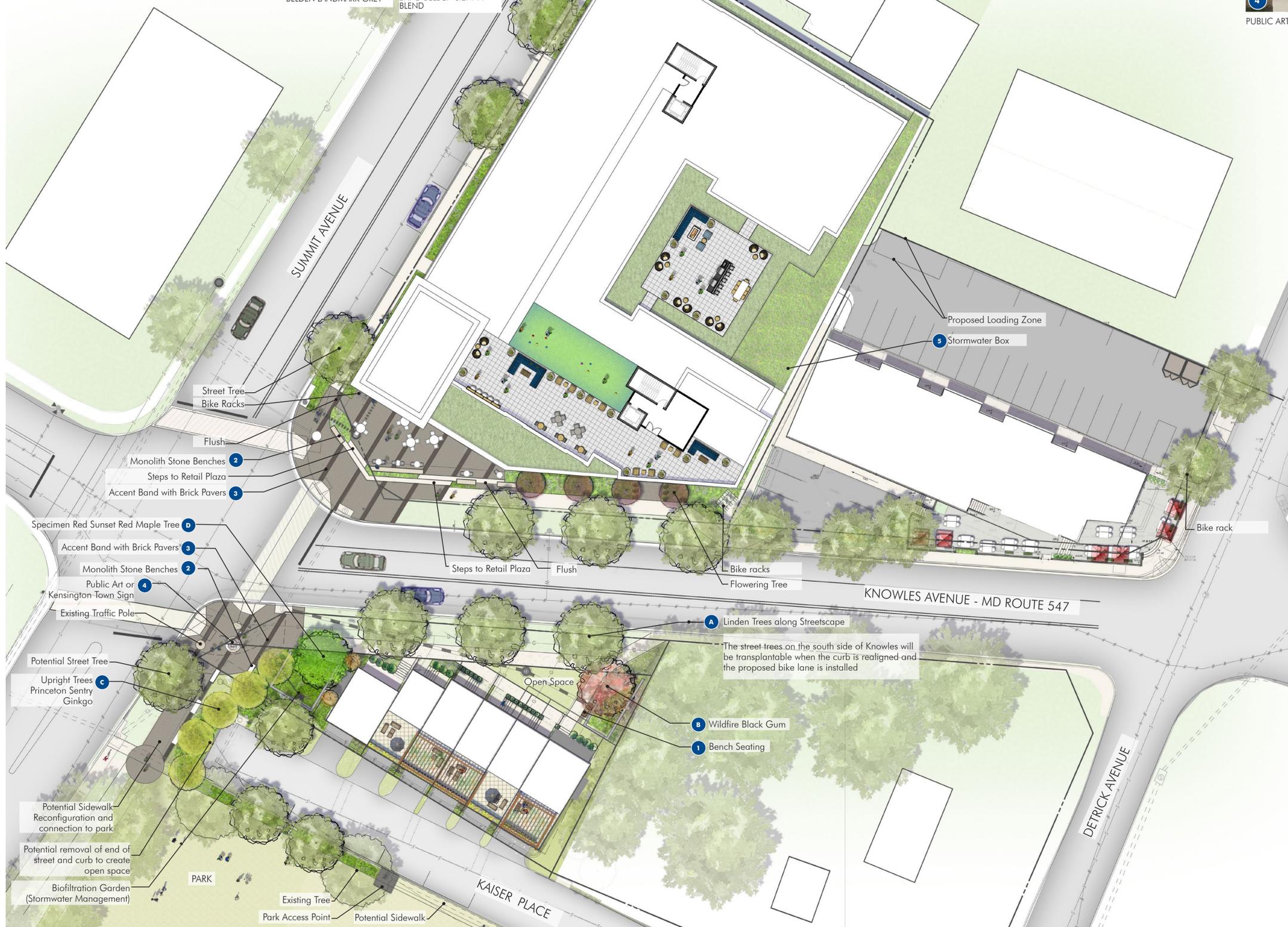
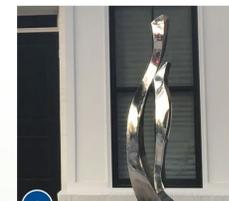
Developer: 10509 SUMMIT VENTURE, LLC
Company: WOODSIDE VENTURES & REALTY SERVICES, THOMAS BRADY
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

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NOT FOR CONSTRUCTION

A005



BIO-FILTRATION/FOUNDATION PLANTINGS



SCALE 1" = 20'-0"

Renderings and materials are illustrative only and may be modified at final plan submission.

The Residences at Knowles Station Site Plan

KENSINGTON, MARYLAND
WOODSIDE VENTURES

STUDIO39

20018 | AUGUST 07, 2020

THE FLATS AT KNOWLES STATION

10509 SUMMIT AVENUE
KENSINGTON, MARYLAND
MONTGOMERY COUNTY

SITE PLAN

AUGUST 18, 2020

CLIENT

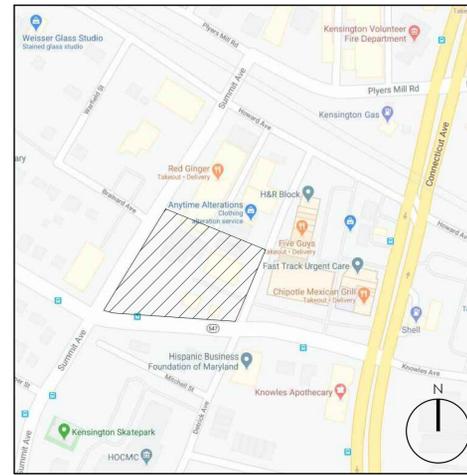
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16701 MELFORD BLVD, SUITE 310
BOWIE, MD 20715
TEL: (301) 809-4500
CONTACT: LAUREN WHITTEN



VICINITY MAP
NOT TO SCALE

LANDSCAPE ARCHITECT



LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
TEL: (703) 719-6500
FAX (703) 719-6503
CONTACT: DAVID JUDD

Sheet List Table

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REVISION INDEX

REVISION DATE	REVISED ITEM DESCRIPTION

COMMON ABBREVIATIONS

A	A/C AIR CONDITIONING	GFA GROSS FLOOR AREA
AASHTO AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS	GIP GALVANIZED IRON PIPE	
AB ANCHOR BOLT	GL GLASS	
ABRSV ABRASIVE	GP GUTTER PAN	
ABV ABOVE	GVL GRAVEL	
AC ACRE		
ACD ACCESS DOOR	H HB HOSE BIBB	
AD AREA DRAIN	HC HANDICAP PARKING SPACE	
ADA AMERICAN WITH DISABILITIES ACT	HDPE HIGH DENSITY POLYETHYLENE PIPE	
ADEN ADDENDA, ADDENDUM	HWWD HARDWOOD	
ADD ADDITIONAL	HDWE HARDWARE	
ADH ADHESIVE	HT HEIGHT	
ADJ ADJACENT	HNDRL HANDRAIL	
ADJT ADJUSTABLE	HORZ HORIZONTAL	
A-E ARCHITECT-ENGINEER	HP HIGH POINT	
AFF ABOVE FINISH FLOOR	HS HARDSCAPE	
AFG ABOVE FINISH GRADE	ID INSIDE DIAMETER	
AGGR AGGREGATE	INSTL INSTALLATION	
ALUM ALUMINUM	INV INVERT	
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE	IP IRON PIPE	
APPROX APPROXIMATE		
APT APARTMENT	J JST JOIST	
ASPH ASPHALT	JT JOINT	
ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS		
AVE AVENUE	L LAM LAMINATED	
	LB POUND	
	LBR LUMBER	
	LH LEFT HAND	
B B&B BALL AND BURLAP	LOD LIMITS OF DISTURBANCE	
BC BOTTOM OF CURB, BOTTOM OF COLUMN	LOS LINE OF SIGHT	
BE BEAM	LOW LIMITS OF WORK	
BITUM BITUMINOUS	LTP LIGHT POLE	
BL BASELINE	LP LOW POINT	
BLDG BUILDING	LS LANDSCAPE	
BLK BLOCK	LT LIGHT	
BLVD BOULEVARD	LTG LIGHTING	
BM BENCHMARK	LVL LEVEL	
BMP BEST MANAGEMENT PRACTICES		
BOC BACK OF CURB	M MAS MASONRY	
BP BREAK POINT	MATL MATERIAL	
BRK BRICK	MAX MAXIMUM	
BRKT BRACKET	MECH MECHANICAL	
BRL BUILDING RESTRICTION LINE	MED MEDIUM	
BS BOTTOM OF STEP	MET METAL	
BSMT BASEMENT	METB METAL BASE	
BTWN BETWEEN	MFG MANUFACTURING	
BW BOTTOM OF WALL	MH MANHOLE	
BEV BEVEL	MIN MINIMUM	
	MISC MISCELLANEOUS	
	MLDG MOLDING	
C CB CATCH BASIN	MTG MOUNTING	
CC CENTER TO CENTER	MULL MULLION	
CEM CEMENT	MUTC MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES	
CI CAST IRON		
CIP CAST IRON PIPE	N N NORTH	
CIPC CAST-IN-PLACE CONCRETE	N/A NOT APPLICABLE	
CJ CONTROL JOINT	NIC NOT IN CONTRACT	
CL CENTER LINE	NO NUMBER	
CLO CLOSET	NOM NOMINAL	
CLR CLEAR	NTS NOT TO SCALE	
CMU CONCRETE MASONRY UNIT		
COL COLUMN	O OA OVERALL	
CONC CONCRETE	OC ON CENTER	
CONN CONNECTION	OD OUTSIDE DIAMETER	
CONST CONSTRUCTION	OPNG OPENING	
CONT CONTINUOUS	OPT OPTIONAL	
COORD COORDINATE	ORIG ORIGINAL	
D DF DRINKING FOUNTAIN	P PAR PARALLEL	
DIA DIAMETER	PERP PERPENDICULAR	
DIM DIMENSION	PI POINT OF INTERSECTION	
DIST DISTANCE	PIE PUBLIC IMPROVEMENT EASEMENT	
DR DRIVE	PKWY PARKWAY	
DRN DRAIN	PL PROPERTY LINE	
DWG DRAWING	PLBG PLUMBING	
DEMO DEMOLITION	PLYWD PLYWOOD	
DET DETAIL	PNL PANEL	
DI DROP INLET	PNT PAINT	
DN DOWN	POB POINT OF BEGINNING	
DS DOWNSPOUT	PR PAIR	
DT DRAIN TILE	PRCST PRECAST	
DWL DOWEL	PRELIM PRELIMINARY	
	PRKG PARKING	
E E EAST	PROP PROPOSED	
EA EACH	PSF POUNDS PER SQUARE FOOT	
ELEC ELECTRICAL	PSI POUNDS PER SQUARE INCH	
ELEC P ELECTRICAL PANEL	PT PRESSURE TREATED	
ELEV ELEVATION	PTD PAINTED	
ENCL ENCLOSURE	PUE PUBLIC UTILITY EASEMENT	
ENTR ENTRANCE	PVMT PAVEMENT	
EP EDGE OF PAVEMENT		
EQ EQUAL	R R RISER, RADIUS	
EQL SP EQUALLY SPACED	RC REINFORCED CONCRETE	
EQUIP EQUIPMENT	RD ROAD	
ESMT EASEMENT	ROWY ROADWAY	
ETD EXISTING TO BE DEMOLISHED	REC RECESSED	
ETR EXISTING TO REMAIN	REF REFERENCE	
ETRL EXISTING TO BE RELOCATED	REQD REQUIRED	
ETRP EXISTING TO BE REPLACED	RFD ROOF DRAIN	
EW EACH WAY	RH RIGHT HAND	
EX EXISTING	RIM DRAIN INLET RIM ELEVATION	
EXP EXPANSION	RLG RAILING	
EXT EXTERIOR	RM ROOM	
	RND ROUND	
F FAR FLOOR AREA RATIO	ROW RIGHT OF WAY	
FBD FIBER BOARD	RP RADIUS POINT	
FD FLOOR DRAIN	RPA RESOURCE PROTECTION AREA	
FDN FOUNDATION	RTE ROUTE	
FFE FINISHED FLOOR ELEVATION		
FIN FINISH	S S SOUTH	
FIN FL FINISH FLOOR	SD SURFACE DRAIN	
FIN GR FINISH GRADE	SECT SECTION	
FN FENCE	SGL SINGLE	
FOC FRONT OF CURB	SJ SCORED JOINT	
FT FOOT/FEET	SLP SLOPE	
FTG FOOTING	SM SMOOTH	
FUT FUTURE	SPEC SPECIFICATION	
FXTR FIXTURE	SQ FT SQUARE FOOT	
	SQ IN SQUARE INCH	
G GA GAUGE	SST STAINLESS STEEL	
GAB GRADED AGGREGATE BASE	ST STREET	
GALV GALVANIZED		
GC GENERAL CONTRACTOR		
GDR GUARD RAIL		

PROFESSIONAL TITLES

ARCH ARCHITECT
CIVIL CIVIL ENGINEER
ENGR ENGINEER
GC GENERAL CONTRACTOR
ID INTERIOR DESIGNER
MEP MECHANICAL/ELECTRICAL/PLUMBING
LA LANDSCAPE ARCHITECT
LC LANDSCAPE CONTRACTOR
STR STRUCTURAL ENGINEER

STA STATION POINT
STD STANDARD
STL STEEL
STM STORM DRAIN
SW SIDEWALK
SWM STORM WATER MANAGEMENT

T T&G TONGUE AND GROOVE
TC TOP OF CURB, TOP OF COLUMN
TD TRENCH DRAIN
TEMP TEMPORARY
TS TOP OF STEP
TW TOP OF WALL
TXT TEXT
TYP TYPICAL

U UNFIN UNFINISHED

V VERT VERTICAL

W W WEST
WD WOOD
WI WROUGHT IRON
WLD WELDED
WP WATER PROOFING
WR WATER RESISTANT
WWW WELDED WIRE MESH
WWR WELDED WIRE REINFORCEMENT

Y YD YARD DRAIN

MATERIAL GRAPHICS

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES

GENERAL LAYOUT NOTES:

- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY xxxxxx.
- DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY xxxxxx, DATED xxxxxx, AND PREPARED BY xxxxxx, DATED xxxxxx.
- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- DO NOT SCALE THESE DRAWINGS.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
- ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
- QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
- CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
- BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

THE FLATS AT KNOWLES STATION

10509 SUMMIT AVENUE
KENSINGTON, MARYLAND
MONTGOMERY COUNTY

CLIENT

4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

STUDIO39

LANDSCAPE ARCHITECTURE, P.C.

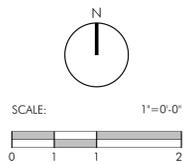
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ALEXANDRIA, VIRGINIA 22310
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SEAL/SIGNATURE

ISSUE DATE

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L0.01

SITE PLAN

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT AVENUE, LLC
Developer: G/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

CLIENT

4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

STUDIO39
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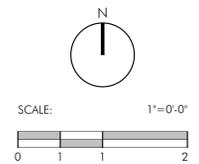
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PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L3.10

SITE PLAN

RECOMMENDED TREES

PLANT SCHEDULE SUMMIT FIRST FLOOR						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
T1	5	Tilia tomentosa	Silver Linden	14'-16'	3" - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Lt	4	Lagerstroemia indica x fauriei 'Tonto'	Tonto Crape Myrtle	8'-10'	1 1/2" min.	B & B, multi-trunk, 3 trunk minimum, full symmetrical branching

RECOMMENDED PLANT POOL

SHRUBS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	SPREAD	REMARKS
-	COB	Cornus	sericea		Red Twig Dogwood	24 - 36"	24 - 36"	#5 cont., healthy, vigorous, well-rooted & established
-	FGM	Fothergilla	gardenii	'Mt. Airy'	Mt. Airy Fothergilla	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IGS	Ilex	glabra	'Shamrock'	Shamrock Inkberry	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	FJM	Fleria	japonica	'Mountain Fire'	Japanese Fleria	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	PLO	Prunus	laurocerasus	'Otto Luykens'	Otto Luykens Cherry Laurel	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	RGC	Rhododendron		'Girard's Crimson'	Girard's Crimson Azalea	15 - 18"	15 - 18"	#3 cont., healthy, vigorous, well-rooted & established in container

PERENNIALS/ORNAMENTAL GRASSES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
-	DEC	Deschampsia	caespitosa		Tufted Hair Grass	#1 cont.		15" o.c., full specimen, healthy, vigorous, well-rooted and established
-	LAH	Lavandula	angustifolia	'Hiddcote'	Hiddcote Lavender	#1 cont.	Purple	16" o.c., full specimen, healthy, vigorous, well-rooted and established
-	MUH	Muhlenbergia	capillaris		Pink Muhly Grass			30" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PVH	Panicum	virgatum	'Heavy Metal'	Heavy Metal Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	GP	Gaultheria	procumbens		Creeping Wintergreen	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established

GROUNDCOVERS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
-	LMB	Liriope	muscarif	'Big Blue'	Big Blue Liriope	1 qt.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
-	OJ	Ophiopogon	japonicus		Mondo Grass	1 qt.		8" o.c., full specimen, healthy, vigorous, well-rooted and established

*PLANT MATERIAL SPECIES MAY BE CHANGED DUE TO AVAILABILITY AT TIME OF CONSTRUCTION.

STORM WATER PLANT POOL

SHRUBS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS
-	CaK	Cornus	sericea	'Kelsey'	Redtwig Dogwood	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IgD	Ilex	glabra	'Densa'	Shamrock Inkberry	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IVL	Ilex	virginica	'Little Henry'	Little Henry Sweetpire	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	PoC	Physocarpus	opulifolius	'Coppertina'	Coppertina Ninebark	24 - 30"	24 - 30"	#5 cont., healthy, vigorous, well-rooted & established in container

PERENNIALS/ORNAMENTAL GRASSES/FERNS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS
-	AnP	Aster	novae-angliae	'Purple Dome'	Purple Dome Aster	#1 cont.	Purple	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Ep	Echinacea	purpurea		Purple Coneflower	#1 cont.	Pink	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Iv	Iris	versicolor		Blue Flag Iris	#1 cont.	Violet-blue	24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	MdR	Monarda	didyma	'Raspberry Wine'	Bee Balm	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Mc	Muhlenbergia	capillaris		White Muhly Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PvD	Panicum	virgatum	'Dallas Blues'	Dallas Blues Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PvS	Panicum	virgatum	'Shenandoah'	Shenandoah Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PwF	Phlox	maculata	'Flower Power'	Summer Phlox	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	RH	Rudbeckia	hirta	'Indian Summer'	Black-eyed Susan	#1 cont.	Yellow	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	SeP	Schizachyrium	scoparium	'Prairie Blues'	Little Bluestem	#3 cont.	Yellow	18" o.c., full specimen, healthy, vigorous, well-rooted and established

*PLANT MATERIAL SPECIES MAY BE CHANGED DUE TO AVAILABILITY AT TIME OF CONSTRUCTION.

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVERS AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF PINE FINES MULCH.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM, POPULUS SPP., BETULA SPP., PRUNUS SPP., CARPINUS SPP., PYRUS SPP., CRATEGUS SPP., QUERCUS SPP., KOELERUTERIA PANICULATA SALIX SPP., LIQUIDAMBAR STYRACIFILIA TILIA TOMENTOSA; LIRODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET. (REFER TO SOIL PROFILE REBUILDING SPECIFICATIONS)
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
- CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. ALL THE CREDITED MITIGATION PLANTINGS WILL BE AT LEAST 5 FEET AWAY FROM ANY STRUCTURES, SWM FACILITIES, UTILITY LINES, AND THEIR ASSOCIATED EASEMENTS.
- CONTRACTOR TO VERIFY PLANT TOTALS WITH TOTALS SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TIPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- UNLESS SHOWN OTHERWISE ON PLANS, GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3'-4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- UNLESS SHOWN OTHERWISE ON PLANS, LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES.
- SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS. (REFER TO SOIL PROFILE REBUILDING SPECIFICATIONS)
- MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN." CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
- SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER AND MNCPPC PLANNING STAFF. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS REQUIRED. (REFER TO SOIL PROFILE REBUILDING SPECIFICATIONS)
- THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS.
- CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF MARYLAND DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG MARYLAND'S ROADWAYS."
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY. ALL THE CREDITED MITIGATION PLANTINGS WILL BE AT LEAST 5 FEET AWAY FROM ANY STRUCTURES, SWM FACILITIES, UTILITY LINES, AND THEIR ASSOCIATED EASEMENTS.
- ALL PLANTING MATERIAL, INCLUDING TREES SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL PASS ANY INSPECTION REQUIRED UNDER MARYLAND REGULATIONS.

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE
MONTGOMERY COUNTY

CLIENT
4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

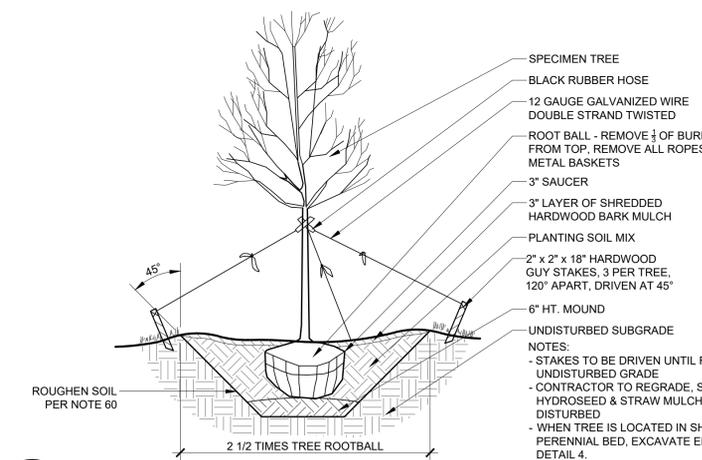
STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

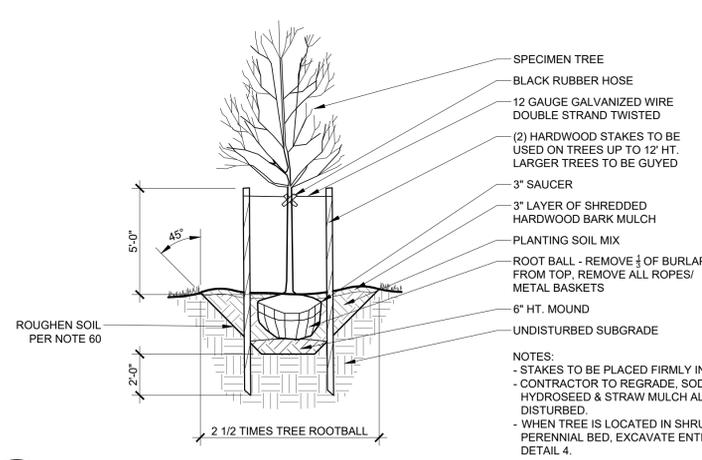
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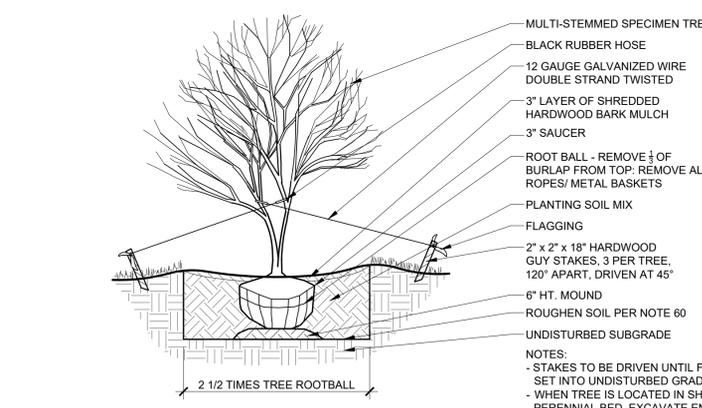
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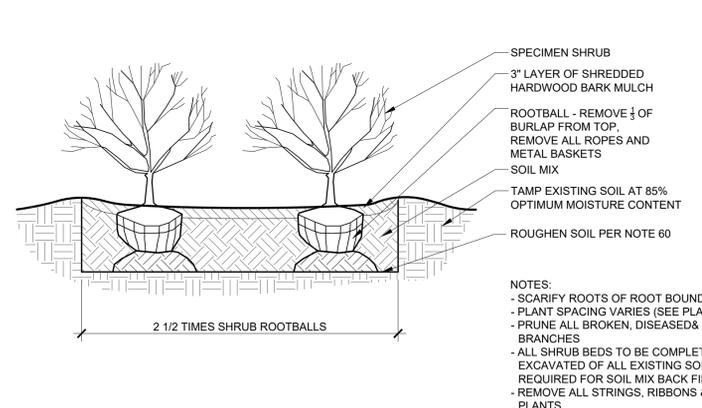
2 TREE GUYING PLANTING - SPECIMEN TREE
Scale: 1/4" = 1'-0"



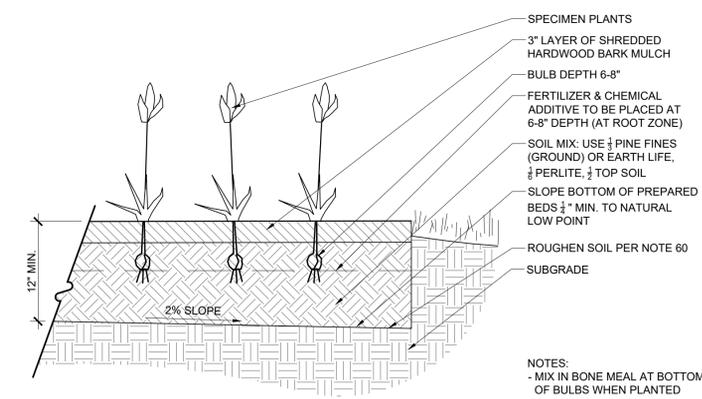
3 TREE PLANTING
Scale: 1/4" = 1'-0"



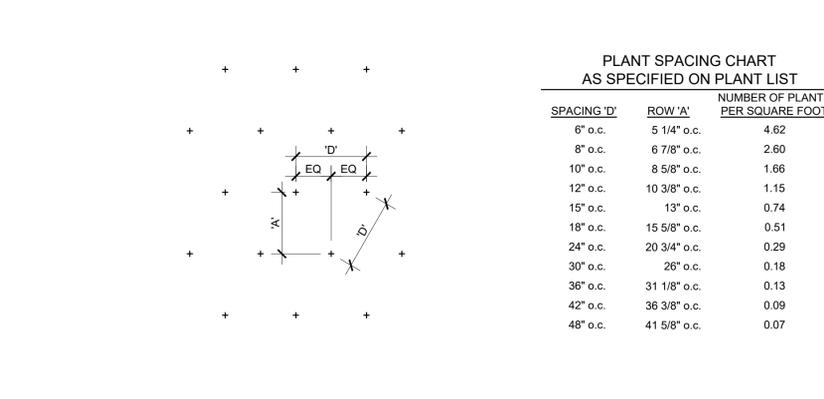
4 TREE GUYING PLANTING - MULTI-STEMMED
Scale: 1/4" = 1'-0"



5 SHRUB PLANTING
Scale: 1/2" = 1'-0"



6 ANNUAL & PERENNIAL PLANTING
Scale: 1" = 1'-0"



7 GROUNDCOVERS DETAIL
Scale: 1" = 1'-0"

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L3.11

SITE PLAN

NOT RELEASED FOR CONSTRUCTION



MODEL: BRICK PAVER
 MANUFACTURER: BELDEN
 DIMENSIONS: 4" x 6" x 16"
 COLOR: LANDMARK GRAY
 CONTACT: CHRIS MAYER
 POTOMAC VALLEY BRICK
 703.550.9013
 cmayer@pvbrick.com

QUANTITY: PER PLAN
 NOTE: 1) ALL CORNERS MUST BE FINGER JOINTED
 2) CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURER'S RECOMMENDATION.
 AND GOVERNING MUNICIPAL REQ. OR APPROVED EQUAL



MODEL: BRICK PAVER
 MANUFACTURER: BELDEN
 DIMENSIONS: 4" x 8" x 16"
 COLOR: SIENNA BLEND VELOUR
 CONTACT: CHRIS MAYER
 POTOMAC VALLEY BRICK
 703.550.9013
 cmayer@pvbrick.com

QUANTITY: PER PLAN
 NOTE: 1) ALL CORNERS MUST BE FINGER JOINTED
 2) CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURER'S RECOMMENDATION.
 AND GOVERNING MUNICIPAL REQ. OR APPROVED EQUAL



MODEL: LIL 20CA-W1-474X332
 LILY WITH CURVED ARMRESTS
 FINISH: TBD
 QUANTITY: PER PLAN
 COMPANY: VICTOR STANLEY - US
 P.O. DRAWER 330
 DUNKIRK, MD 20754 USA
 (P) 301.855.8300
 CONTACT: TBD
 COLOR: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL



MODEL: MONOLITH STONE BENCH
 FINISH: TBD
 QUANTITY: PER PLAN
 COMPANY: US STONE INDUSTRIES
 73515 W 75TH ST #105
 PRAIRIE VILLAGE, KS 66208
 (P) 913-529-4154
 CONTACT: CHRIS MAYER
 POTOMAC VALLEY BRICK
 703.550.9013
 CMAYER@PVBRICK.COM
 COLOR: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL

1 BRICK PAVER-LANDMARK GRAY PROD. INFO.
 L4.01 Scale: N.T.S.

2 BRICK PAVER-SIENNA BLEND PROD. INFO.
 L4.01 Scale: N.T.S.

3 VICTOR STANLEY BENCH PROD. INFO.
 L4.01 Scale: N.T.S.

4 MONOLITH STONE BENCH PROD. INFO.
 L4.01 Scale: N.T.S.

MODEL: HOOP RACK
 DESCRIPTION: INVERTED 'U' BIKE RACK
 DIMENSIONS: 24" L x 1.9" D x 35" H
 OPTIONS: IN-GROUND MOUNT
 COLOR: BLACK POWDERCOAT
 QUANTITY: PER PLAN
 MANUFACTURER: DERO BIKE RACK CO.
 2657 32ND AVE. S
 MINNEAPOLIS, MN 55406
 www.dero.com

CONTACT: MIKE ANDERSON
 888.337.6729
 NOTES: - INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
 - CONTRACTOR TO VERIFY QUANTITIES.
 - OR APPROVED EQUAL



5 BIKE RACK PROD. INFO.
 L4.01 Scale: N.T.S.

THE FLATS AT KNOWLES STATION
 10509 SUMMIT AVENUE
 KENSINGTON, MARYLAND

CLIENT
 4000 KNOWLES VENTURE, LLC C/O
 WOODSIDE VENTURES & REALTY SERVICES

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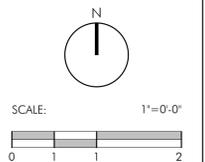


ISSUE DATE

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PROJECT NUMBER: 20005
 CONTACT: DAVID JUDD
 DRAWN: YJ
 APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE
PRODUCT INFORMATION

SHEET NUMBER

L4.01

SITE PLAN

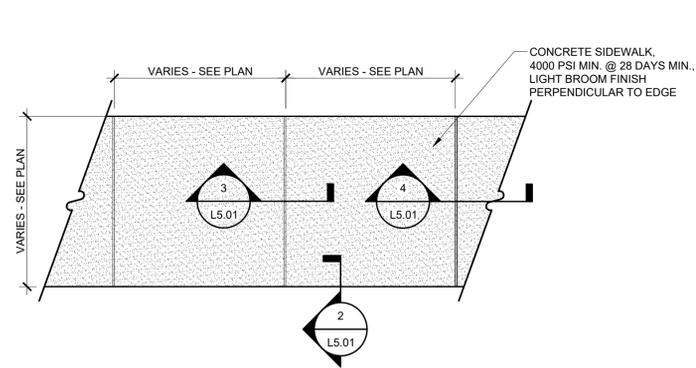
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 Company Contact Person

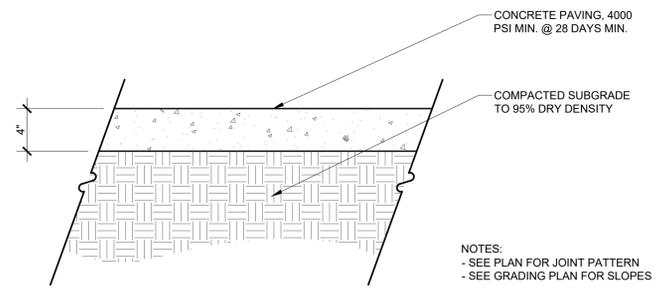
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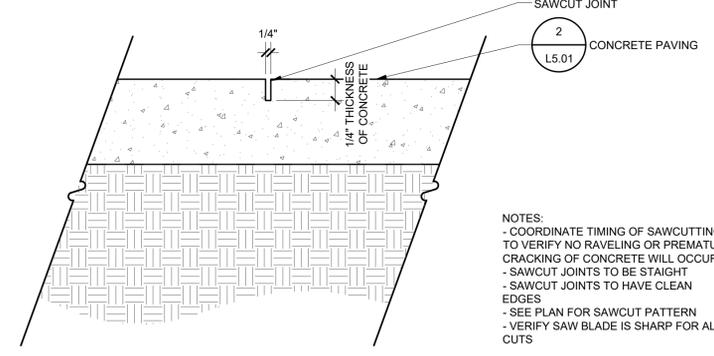
Signature: _____



1 CONCRETE SIDEWALK SECTION
 Scale: 1/2" = 1'-0"
 PA-CO-001

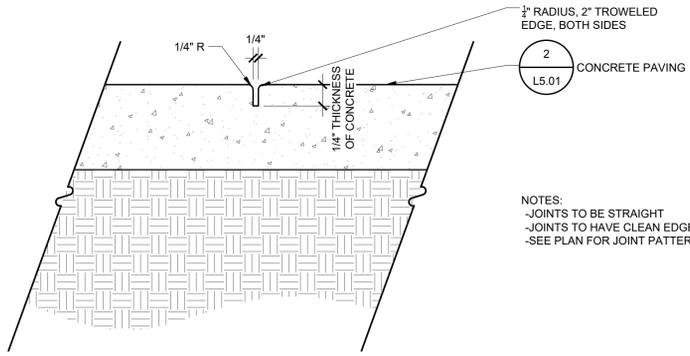


2 CONCRETE PAVING SECTION
 Scale: 1 1/2" = 1'-0"

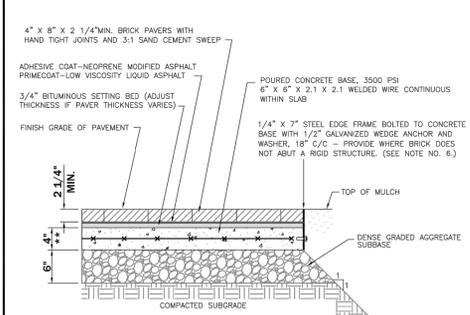


3 CONTROL JOINT SECTION
 Scale: 3" = 1'-0"

NOTES:
 - COORDINATE TIMING OF SAWCUTTING TO VERIFY NO RAVELING OR PREMATURE CRACKING OF CONCRETE WILL OCCUR
 - SAWCUT JOINTS TO BE STRAIGHT
 - SAWCUT JOINTS TO HAVE CLEAN EDGES
 - SEE PLAN FOR SAWCUT PATTERN
 - VERIFY SAW BLADE IS SHARP FOR ALL CUTS



4 SAWCUT JOINT SECTION
 Scale: 3" = 1'-0"



5 STANDARD BRICK PAVING SECTION
 Scale: NTS

GENERAL NOTES

- Pavers shall be WATSONTOWN "Garden Blend" or approved equal, class SX, type I, have compressive strength of 15000 psi for any five block tested, shall be capable of withstanding a min. of a 100 freeze-thaw cycles, have an average water absorption rate of 4% or less, and shall conform to ASTM Designation of C-902.
- The bituminous setting shall consist of Hot Mix Asphalt Superpave 4.75mm for surface P058-28 conforming to MSHTD designation M-350.
- A tack coat of 2% neoprene-modified asphalt adhesive shall be used.
- Joint filler shall be one part Portland cement mixed with three parts sand.
- The 28 day compressive strength for the concrete subbase shall be 3500 p.s.i.
- Provide 1/2" expansion joint where brick abuts a rigid structure.
- Refer to Maryland State Highway Administration specifications for materials and methods of construction.

APPROVED <i>[Signature]</i> DATE: 22 MAY 09	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
DIRECTOR, DEPARTMENT OF TRANSPORTATION <i>[Signature]</i>	STREETSCAPE - PAVERS SIDEWALK
CHIEF, DIVISION OF TRANSPORTATION ENGINEERING	STANDARD NO. MC-111.02

